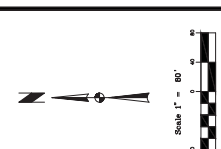


area likely to be cleared of all trees.



GENERAL NOTES

- CURRENT ZONING, R-3 SPECIAL EXCEPTION
- THE PROPOSED BUILDING SHALL BE REMOVED
- EXISTING FRAME HOUSE AND SEPTIC FIELD SHALL BE REMOVED
- THE PROPOSED BUILDING WILL BE SERVICED BY TOWN OF DYER SANITARY SEWER AND WATER. THE EXISTING WELL ON THE PROPERTY WILL REMAIN IN PLACE FOR USE WITH THE IRRIGATION
- THE SITE AND BUILDING DRAINAGE SHALL BE MANAGED ON-SITE
- THE PROPERTY IS PARTIALLY WITHIN AN AREA DESIGNATED AS A "SPECIAL FLOOD HAZARD AREA ZONE AE" AS DETERMINED FROM FEMA FLOOD INSURANCE RATE MAP PANEL NO. 17042D, 45-11-19-1272001 000-032
- FLOODPLAIN AND FLOODWAY AREAS UPSTREAM OF REGULATORY END OF STUDY LIMITS WERE DETERMINED THROUGH THE INDIANA DEPARTMENT OF NATURAL RESOURCES - DIVISION OF WATER FLOODPLAIN ANALYSIS AND REGULATORY PROCESS. THE LIMITS WERE APPROVED ON 10/21/2021
- EXISTING FOLIAGE TREES WILL BEHOLD OUTSIDE OF PROPOSED WORK LIMITS.
- TOTAL LAND DISTURBANCE FOR THE PROJECT, EXCLUDING COMPENSATORY STORAGE AREAS, IS ESTIMATED TO BE 5,061 A.C.

SETBACKS

ORDINANCE REFERENCE	REQUIRED
SEC. 5.71	FRONT YARD SETBACK MIN. 10 FEET
SEC. 5.1D	SIDE YARD SETBACK (MIN. 20% TOTAL LOT WIDTH) REOD WIDTH VARIES DUE TO VARYING WIDTH OF LOT. SEE SITE PLAN. REDUCES SETBACK BY ADDITIONAL 7 FT. 0.25' - 1.29'.05' = 922.8 FEET
SEC. 9.8A	REAR YARD SETBACK (MIN. 25% TOTAL LOT DEPTH) MIN. 15 FEET

MISCELLANEOUS SIGN SETBACK

SEC. 9.5B34	1 SPACE FOR EVERY 3 SEATS (SEC. 154.091) SEATING CAPACITY = 380 SEATS
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PARKING PROVIDED:

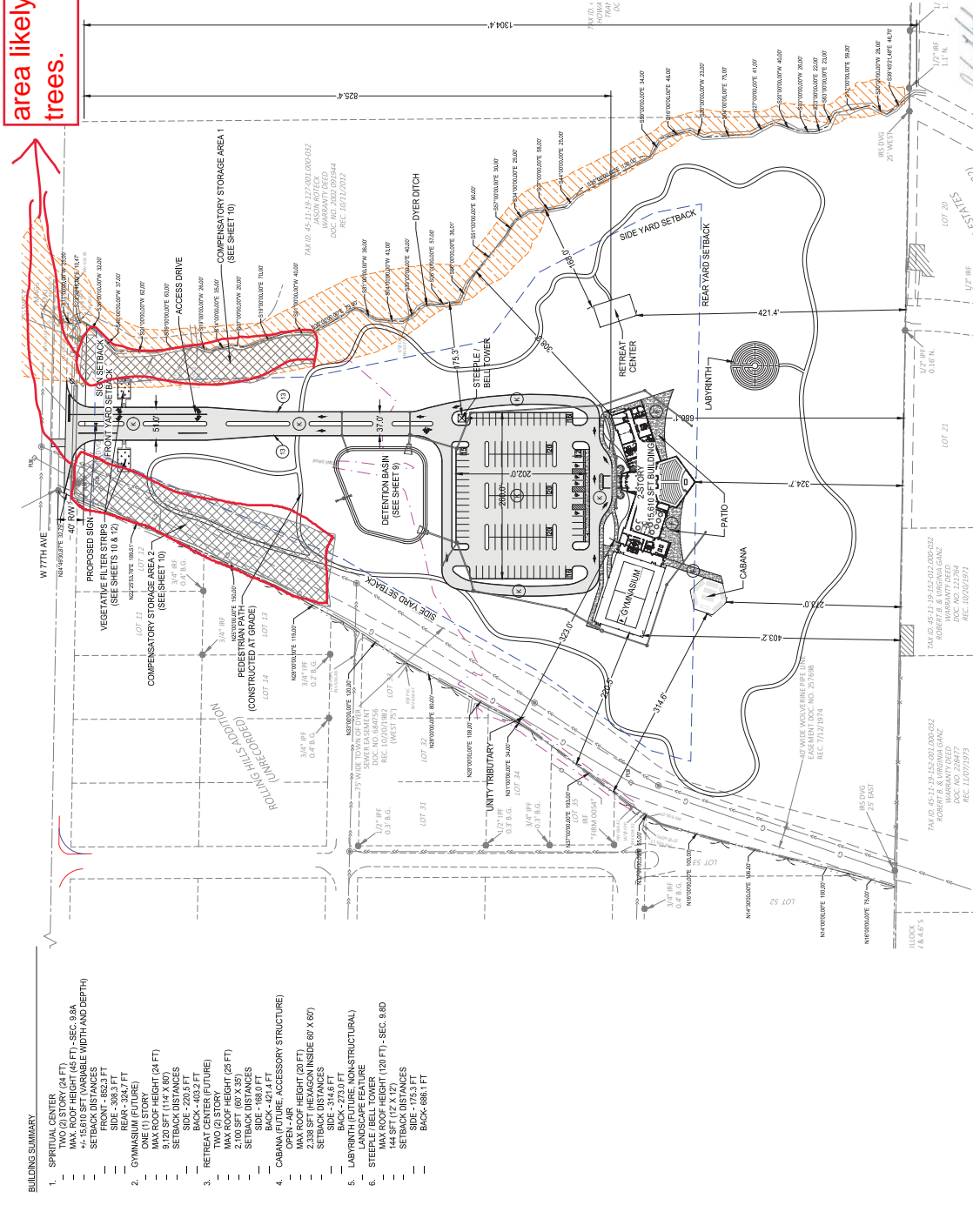
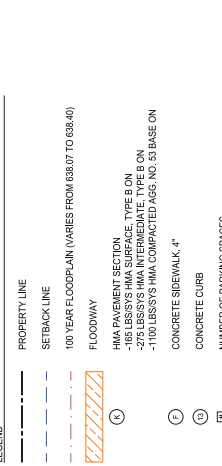
- 118 STANDARD SPACES
- 8 ADA SPACES (VAN ACCESSIBLE)
- 118 SPACES

TOTAL PROVIDED:

- 118 SPACES
- 8 ADA SPACES (VAN ACCESSIBLE)
- 118 SPACES

ALL SPACES SHALL BE 10' X 20'

LEGEND



BUILDING SUMMARY

- SPIRITUAL CENTER
TWO (2) STORY (24 FT)
MAX ROOF HEIGHT (20 FT)
SIDE - 334.8 FT
BACK - 723.1 FT
- GYMNASIUM (FUTURE)
ONE (1) STORY (14 X 80)
MAX ROOF HEIGHT (24 FT)
SIDE - 180.0 FT
BACK - 403.7 FT
- RETREAT CENTER (FUTURE)
TWO (2) STORY (26 FT)
MAX ROOF HEIGHT (26 FT)
SIDE - 692 X 351
BACK - 180.0 FT
- CABANA (FUTURE, ACCESSORY STRUCTURE)
OPEN-AIR
MAX ROOF HEIGHT (20 FT)
SIDE - 60' X 80'
SETBACK DISTANCES
SIDE - 314.8 FT
- LABYRINTH (FUTURE, STRUCTURAL)
LANDSCAPE FEATURE
MAX ROOF HEIGHT (20 FT) - SEC. 9.8D
SIDE - 175.3 FT
BACK - 188.1 FT

CLIENT

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One Professional Center, Suite 314
Crown Point, Indiana 46007
(219) 663-3410

CLIENT

UNITY CHURCH OF CHRIST
UNITY OF NORTHWEST INDIANA
13909 WEST 77TH AVENUE
DYER, IN 46311
PHONE: (219) 931-5284

DESIGN

NO.	DATE	REVISION	BY	DATE	REVISION	BY
3	10/20/21	REVISED FOR LAKE COUNTY REVIEW COMMENTS DATED 03.18.24	AVG	11-1-2024	AVG	AVG
2	09/17/21	REVISED FOR LAKE COUNTY REVIEW COMMENTS DATED 03.06.21	AVG	4/2/2024	AVG	AVG
1	09/21/21	REVISED FOR LAKE COUNTY REVIEW COMMENTS DATED 12.11.21	AVG	09/21/21	AVG	AVG

DATE

NO.	DATE	REVISION	BY	DATE	REVISION	BY
3	10/20/21	REVISED FOR LAKE COUNTY REVIEW COMMENTS DATED 03.18.24	AVG	11-1-2024	AVG	AVG
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1	09/21/21	REVISED FOR LAKE COUNTY REVIEW COMMENTS DATED 12.11.21	AVG	09/21/21	AVG	AVG

SCALE

SCALE	DATE	REVISION	BY	DATE	REVISION	BY
1" = 80'	11-1-2024	AVG	AVG	11-1-2024	AVG	AVG

TITLE

SITE LAYOUT PLAN OVERVIEW



PROJ. NO. 20-0379-0000
DATE 11/14/2023
SHEET 3 OF 18
DRAWING NO. 3



PROJ. NO. 20-0379-0000
DATE 11/14/2023
SHEET 3 OF 18
DRAWING NO. 3